

## EXHIBIT 10

### Maintenance Agreement Allocation of Responsibilities

Type of Improvement	Capital Cost*	Repair & Replacement	Operating Cost
Water features – All improvements and all mechanical components	C	C	C
All Public Improvements not part of the water features, including landscaping, public art, and outdoor furniture, excluding streets and parking	C	C	D
Public Streets	C	C	C
Public Sidewalks	C	C	D
Public Parking Deck in Destination Retailer Improvements Site	C	C	C
Public Improvements constructed as Public Surface Parking	C	C	C
Building C Parking Structure Improvements	C	D	D
Amphitheatre Improvements	C	C	C

C = **City**

D = **Developer**

\*(i.e., costs of original construction)